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Commercial Real Estate Consultants
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DM✓A

76 HIGH STREET
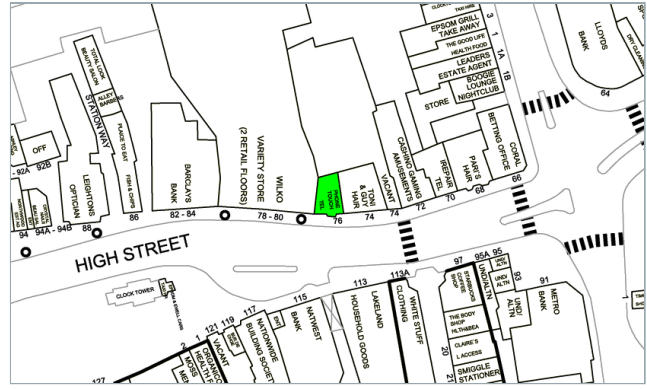## EPSOM, SURREY, KT19 8BA

SHOP TO LET - WITHOUT PREMIUM

A1 USE

The property is located in the heart of Epsom occupying a prime trading position adjoining Toni & Guy and Wilko, opposite the entrance to The Ashley Centre. Nearby traders include Barclays Bank, Lakeland, NatWest Bank, White Stuff and Starbuck.

£18,500	p/a exclusive	
285	Sq ft	

Frontage	12'1"	3.7 m
Internal Width (max)	12'8"	3.9 m
Shop Depth	24'3"	7.4 m
Ground Floor	285 sq ft	26.5 m2

Lease	A new effective full repairing and insuring lease for a term to be agreed.
Rent	£18,500 per annum exclusive - WITHOUT PREMIUM.
Rates	Interested parties are recommended to make their own enquiries with the Rating Department of Epsom & Ewell Borough Council, Tel: 01372 732 000.
EPC	Available upon request.
Legal Costs	Each party to be responsible for payment of their own legal costs incurred in the transaction.
Viewing	Contact **DMA –**

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SUBJECT TO CONTRACT & VAT